

1 BILL NO. R-84-04-31

2 DECLARATORY RESOLUTION NO. R-55-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 March 22, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lot numbered 7 in Centennial Indus-
12 trial Park, an addition to the City
of Fort Wayne, Allen County, Indiana;

13 said property more commonly known as 2725 Independence Drive,
14 Centennial Industrial Park, Fort Wayne, Indiana 46808;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

commendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM
AND LEAGLITY

Bruce O. Boxberger, City Attorney

Councilmember

Read the first time in full and on motion by _____,
'seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Talarico, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-24-84

Nadja Esteroff
SANDRA E. KENNEDY, CITY CLERK
Chief Deputy

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-55-84
on the 24th day of April, 1984,

ATTEST:

(SEAL)

Nadja Esteroff
SANDRA E. KENNEDY, CITY CLERK
Chief Deputy

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 25th day of April, 1984,
at the hour of 11:30 o'clock A. .M., E.S.T.

Nadja Esteroff
SANDRA E. KENNEDY, CITY CLERK
Chief Deputy

Approved and signed by me this 26th day of April,
1984, at the hour of 2 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Wayne Fasteners, Inc.
2. Owner(s) Centennial Development Corp.
3. Address of Owner(s) 6100 Ardmore Avenue
Fort Wayne, Indiana 46809
4. Telephone Number of Owner(s) (219) 747-3105
5. Relationship of Applicant to Owner(s) if any None
6. Address of Applicant 668 High Street
Fort Wayne, Indiana 46808
7. Telephone number of Applicant (219) 424-8118
8. Address of Property Seeking Designation 2725 Independence Drive,
Centennial Industrial Park, Fort Wayne, Indiana 46808
9. Legal Description of Property Proposed for Designation (may be attached) Lot numbered 7 in Centennial Industrial Park, an
addition to the City of Fort Wayne, Allen County, Indiana
10. Township Washington
11. Taxing District Unit 80

12. Current Zoning M-2
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structures? Not applicable
15. Current Assessed Value of Real Estate
- a. Land \$4,000.00
- b. Improvements None
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- None
17. Description of Proposed Improvements to the Real Estate
- A one-story, rigid, steel-framed structure; exterior walls to be
covered with insulated metal panels, treated architecturally.
Total building area 8,400 square feet.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
Anticipate April, 1984
- b. When is completion expected? Anticipated prior to September, 1984
19. Cost of Project (not including land costs) \$220,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 10 people

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Office, warehouse, and sales personnel

c. Anticipated time frame for reaching employment level stated above?

Within the first year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Centennial Industrial Park is located in the

Fort Wayne, Allen County community which during the last several
years has sustained unemployment rates in excess of national
averages due to a weak economy and/or transfer of the community's
job base to other states. These factors have prevented the normal
and customary development of property situated at Centennial
Industrial Park.

I hereby certify that the information and representation on this Application are true and complete.

Signature(s) of Owners

March 21, 1984
Date

Thomas E. Mason

Charles L. Keller

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



ESCROW ACCOUNT
PH. 423-4311

3294

HARDING & DAHM & COMPANY, INC.

1910 FORT WAYNE NATIONAL BANK • FORT WAYNE, INDIANA 46802

March 23 19 84

71-19
749

PAY
TO THE
ORDER OF

City of Fort Wayne

\$ 50.00

REGISTERED
BP75085 50 DOLS 00 CTS

DOLLARS



FORT WAYNE
NATIONAL BANK
FORT WAYNE • INDIANA 46802

FOR

Tax Abatement
Wayne Festerus
⑈003294⑈ ⑆074900194⑆ 20⑈084⑈884⑈ 2⑈

No. 23 March 23 1984

Received from Wayne Festerus
Fifty and 00/100 ¹⁰⁰ Dollars
TAX ABATEMENT Application FEE

\$ 50.00

Sammy Harris

P R O T E C T I V E C O V E N A N T S

RESTRICTIONS AND LIMITATIONS

FOR

CENTENNIAL INDUSTRIAL PARK

All of the lots in the plat of CENTENNIAL INDUSTRIAL PARK - SECTION II (hereinafter called the "subdivision") shall be subject to and impressed with the easements and Protective Covenants, Restrictions and Limitations hereinafter set forth, which shall be considered a part of every conveyance of any lot or portion thereof in the subdivision without being written therein. The provisions herein contained are for the mutual benefit and protection of the owners, present and future, of any and all lots in the subdivision and they shall run with and bind the land and shall inure to the benefit of, and be enforceable by the owner or owners of any lot or lots in the subdivision and their respective legal representatives, heirs, successors, grantees and assigns.

1. The word "lot" means a parcel of land, designated in the recorded plat of the subdivision by number and defined by boundary dimensions noted thereon.

2. USE. All lots in the subdivision shall be used only for General or Light Industrial use, as permitted by and referred to in the Zoning Ordinance of the City of Fort Wayne, as amended from time to time.

3. BUILDING LINES. There is hereby created and established a building line for each lot as shown on the plat.

4. PLATTED UTILITY EASEMENTS. All lots in the subdivision shall be subject to the easements indicated upon the recorded plat, which may be used for the installation, construction, maintenance, operation, servicing, repair, removal, and replacement of:

(a) Poles, wires and conduits, and the necessary proper attachments in connection therewith; for the transmission of electricity for light, power, telephone and other purposes;

(b) Surface and storm water sewers and drains;

- (c) Sanitary sewers;
- (d) Pipelines, their pumps and appurtenances for supplying gas, water and heat; and
- (e) For any other municipal, public, or quasi-public utility.

5. IMPROVEMENT LOCATION PERMIT AND CERTIFICATE OF OCCUPANCY.

Before any lot or building site within the subdivision may be used or occupied, the user or occupier shall first obtain an Improvement Location Permit and Certificate of Occupancy, as required by the Zoning Ordinance then in effect.

6. CONSTRUCTION STANDARDS AND RESTRICTIONS - ARCHITECTURAL CONTROL. Construction or alteration of all buildings in CENTENNIAL INDUSTRIAL PARK, SECTION II, shall meet the standards provided in these restrictions:

- (A) No building shall be constructed with wooden frame;
- (B) All walls shall be of masonry construction or of such other materials as may be considered by Northside Finance Corp., or its successors and assigns, to be equal to or better than masonry in strength, fire resistance, appearance, and durability. Front and side walls to a depth of 20 feet shall be finished with face brick or such other material, which in the opinion of Northside Finance Corp., its successors and assigns, is equal to or better than face brick in strength, fire resistance, appearance and durability. Buildings situated on corner lots shall be considered to have two fronts. When walls other than front walls as described above are constructed of lightweight aggregate or concrete blocks, unless such walls are finished in stucco, gunite, or equivalent, the joints shall be tooled or pointed and such exterior walls shall be rubbed down and covered sufficiently with standard waterproofing paint;
- (C) All other types of construction not covered in the above must first be submitted to and have the written

approval of Northside Finance Corp., its successors or assigns, or the Architectural Control Committee by it;

(D) Prior to construction or alteration of any building or improvement on a building tract, two (2) sets of plans and specifications for such building or alteration shall be submitted to Northside Finance Corp. or the Architectural Control Committee, and written approval of such plans by Northside Finance Corp., or said Committee shall be proof of compliance with this restriction; PROVIDED, HOWEVER, that if Northside Finance Corp. or the Committee fails to approve or disapprove such plans and specifications within thirty (30) days after such plans have been submitted to it, such approval shall not be required.

(E) Plans and specifications for the construction, installation, or alteration of all signs in setback areas, loading docks, parking facilities and landscape planting on any property in the Park must first be submitted to and have the written approval of Northside Finance Corp., its successors or assigns. The erection of signs upon buildings shall be at the discretion of the building owner, but shall conform to the standards imposed by the Zoning Ordinances of the City of Fort Wayne, Indiana.

(F) No accessory building use shall be construed to permit the keeping of articles, goods or materials in the open or exposed to public view. When necessary to store or keep such materials in the open, the lot or area shall be fenced with a screening fence at least six (6) feet in height; said storage shall be limited to the rear two-thirds of the property.

(G) Employee, customer, owner or tenant parking will not be permitted on private or public dedicated streets in CENTENNIAL INDUSTRIAL PARK SECTION II, and it will be the responsibility of property owners, their successors or assigns, to provide such parking facilities to the rear

of any frontage street established setback areas. Parking areas must be paved with a year-round surface (asphalt or concrete). As a minimum, land purchases in CENTENNIAL INDUSTRIAL PARK, SECTION II, shall be sufficient in size to provide at least two (2) parking spaces for every three (3) employees, plus sufficient spaces to park all company owned or leased motor vehicles, semi-trailers and trailers.

(H) Planting areas and landscaping shall conform to reasonable minimum standards as proposed by and on file with Northside Finance Corp., its successors or assigns, or the Architectural Control Committee, and plans therefor shall be submitted to and approved by Northside or the Committee prior to the implementation thereof.

(I) The owner of any tract in this Park must at all times keep the premises, building, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government, health and police requirements; and any owner will remove or cause to be removed any rubbish of any character whatsoever which may accumulate on said property.

7. MAINTENANCE FUND. All tracts or lots encompassing said real estate shall be subject to an annual grounds maintenance fee or charge of Fifteen Dollars (\$15.00) per acre or fraction thereof for the purpose of creating a fund to be known as the "Grounds Maintenance Fund", to be paid by the respective owners of said tracts or lots in advance on the first day of June of each year, payable to Northside Finance Corp., or its nominee; said fund shall be used and expended in caring for and maintaining lights and park areas and in general, carrying out a plan of beautification of the Park.

The amount of said charge for grounds maintenance shall constitute a lien inferior only to taxes, assessments and mortgages upon the tract or lot against which it is charged until paid; PROVIDED, HOWEVER, that any person purchasing or otherwise dealing with any tract or lot may rely upon a certificate signed by Northside Finance Corp.,

or its nominee, or the president or secretary of the hereinafter mentioned not-for-profit corporation, if such is in being, showing the amount of the charge due and unpaid as of the date of such certificate.

The general grounds maintenance will be maintained exclusively by Northside Finance Corp., or its nominee, with the understanding that when 80% or more of the above-described real estate, exclusive of roadways, is no longer owned by Northside Finance Corp., the maintenance and upkeep of said facility may then be transferred to a not-for-profit corporation.

8. OPTION TO REPURCHASE UPON FAILURE TO IMPROVE - TWO YEAR PERIOD. If, after the expiration of two (2) years from the date of purchase of any lot within the subdivision, any purchaser shall not have begun in good faith the construction of an acceptable building upon said tract, Northside Finance Corp., its successors, and assigns, retain the option to refund the purchase price and enter into possession of said land. At any time, Northside Finance Corp., its successors or assigns, may extend in writing the time in which such building may be begun.

9. PROHIBITED USES. None of the real estate contained within the platted area shall be used for, or in connection with, the operation of a slaughterhouse, asphalt hot mix plant, or other activity which might create odors or excessive quantities of dust which would be injurious to products manufactured, or stored, upon adjoining premises.

THIS INSTRUMENT PREPARED BY: Clifford E. Simon, Jr., Attorney-at-Law
2400 Fort Wayne National Bank Building
Fort Wayne, Indiana 46802



The City of Fort Wayne

April 17, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Wayne Fasteners, Inc.

Dear Mr. GiaQuinta:

On March 22, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at the 2725 Independence Drive as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on April 16, 1984. A formal review of the site and an interview with Mr. Thomas E. Mason was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lot Number 7 in Centennial Industrial Park

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mark GiaQuinta
April 17, 1984
Page 2

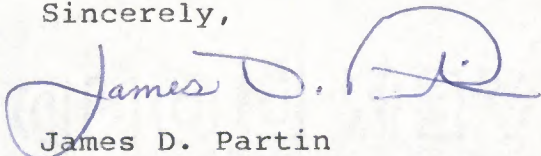
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of Development
2. Effective utilization of vacant under-utilized land
3. Neighborhood Conservation and Stabilization
4. Improvement of the Physical Appearance of the City
5. Increase in employment by 10 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin", with a stylized flourish at the end.

James D. Partin
Business Planning Specialist
Department of Economic Development

th

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution 03-84-04-31

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(Wayne Fasteners, Inc., 2725 Independence Dr.)

EFFECT OF PASSAGE Expansion of its production facilities, thereby permitting an increased volume of business, and the ultimate enlargement of its employee force.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$220,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____